
PROPOSAL

Demolish a ca. 1936 house.

ARCHITECTURE

One-and-a-half story rectangular-plan stone-veneered house with a full-width independent porch on plain square wood columns; symmetrical façade with 8:8 Colonial Revival-styled windows with stone flat arches and stone sills.. A ca. 1951 one-story rectangular-plan stone-veneered and frame addition is to the right of the main house.

RESEARCH

The house was built in 1936 for David C. and Alice D. Gracy, who moved here from 1701 Hartford Road. Gracy, raised in Austin, obtained both his undergraduate and law degrees from the University of Texas. After graduation, he joined his family's title abstract business, and also practiced law with Oscar W. Sandstrom. He was active in many circles, including banking, religious, and philanthropy, including service as a Shriner, and treasurer of the Texas Fine Arts Association. He became the president of the Gracy-Travis County Abstract Company until 1946, when failing health forced him to sell the company. He passed away later that year.

His wife, Alice Duggan Gracy, was a native of Littlefield, Texas, and was the grand-niece of George Washington Littlefield. Alice Gracy was known for her civic and philanthropic activities, but she was most active in the area of genealogy. She was a founder of the Texas State Genealogical Society and the Austin Genealogical Society, and served as the genealogical consultant to the Colonial Dames of America in Texas. She contributed articles to the Handbook of Texas, and helped found the St. David's Bookshop and Library at St. David's Episcopal Church. She sold the house in the mid-1960s and passed away in 1995.

Betty Smedley, the widow of Texas Supreme Court Justice Graham Smedley, is listed as the owner and occupant of the house from the mid-1960s until her death in 1985. Mrs. Smedley had a real estate office at the house in the late 1960s, then became a purveyor of rare books, which she sold from the house. Her nephew, Jack Dunn, inherited the house after her death. He is the current owner of the property, but is now in an assisted care facility.

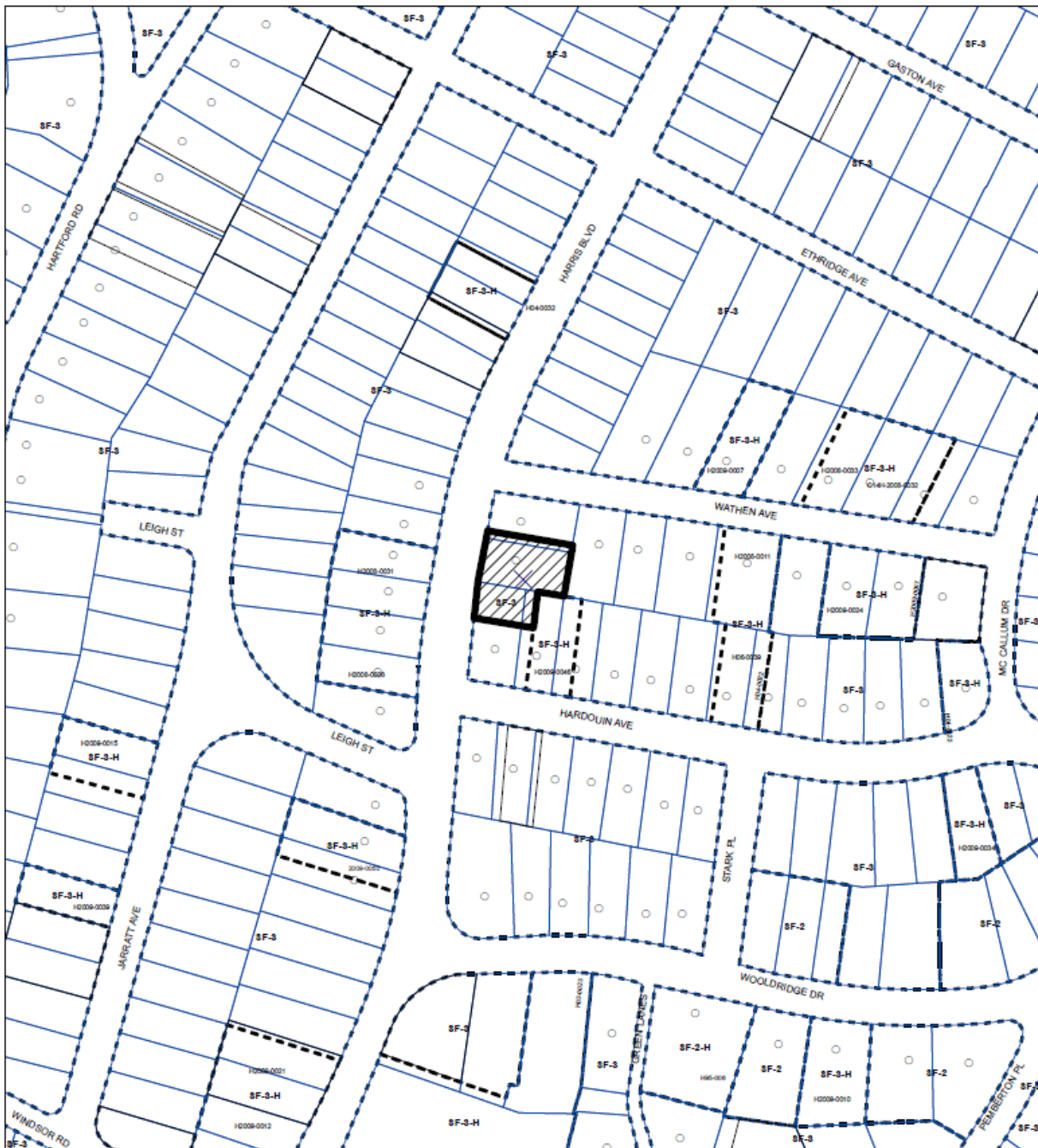
STAFF COMMENTS

The house is contributing to the Old West Austin National Register District.

STAFF RECOMMENDATION

Release the demolition permit upon completion of a City of Austin Documentation Package, consisting of photographs of all facades, a dimensioned plan of the house, and a narrative history, and upon the Commission's review of the new plans for the site. The house, while associated with David and Alice Gracy, has fallen into a serious state of deterioration; the applicant for the demolition permit has considered rehabilitation and additions to the house, but the condition of the foundation makes rehabilitation infeasible.

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

NATIONAL REGISTER DISTRICT

ZONING CASE#: NRD-2010-0055

LOCATION: 2509 HARRIS BLVD

GRID: H24

MANAGER: STEVE SADOWSKY



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Street view



Front porch



North elevation and carport



Entry to the south addition



Rear frame addition (1951)



View of the front porch from the south addition

2509 Harris Boulevard
ca. 1936



OCCUPANCY HISTORY
2509 Harris Boulevard

City Directory Research, Austin History Center
By City Historic Preservation Office
May, 2010

1992	Jack H. Dunn, owner Retired
1985-86	Betty Smedley, owner Proprietor, Betty Smedley Rare Books (at the house)
1980	Betty Smedley, owner Widow, G.B. Smedley Proprietor, Betty Smedley Rare Books (at the house)
1976	Betty Smedley, owner Widow, G.B. Smedley Proprietor, Betty Smedley Rare Books (at the house)
1971	Betty Smedley, owner Widow, G.B. Smedley Proprietor, Betty Smedley Rare Books (at the house)
1967	Betty Smedley, owner Widow, G.B. Smedley Proprietor, Betty Smedley Real Estate (at the house) NOTE: Alice Gracy is not listed in the directory.

1963	Alice Gracy, owner Widow, David C. Gracy No occupation listed
1960	Alice Gracy, owner Widow, David C. Gracy No occupation listed
1957	Alice Gracy, owner Widow, David C. Gracy No occupation listed
1954	Alice Gracy, owner Widow, David C. Gracy No occupation listed
1952	Alice Gracy, owner Widow, David C. Gracy No occupation listed Also listed is David Gracy, a student.
1949	Alice Gracy, owner Widow, David C. Gracy No occupation listed
1947	Alice Gracy, owner Widow, David C. Gracy No occupation listed Also listed are Lucille Gracy, no occupation stated; and Ruth Gracy, a student at the University of Texas.
1944-45	David C. and Alice D. Gracy, owners President-manager, Gracy-Travis County Abstract Company, and Attorney at Law, Gracy Building, 205 W. 7 th Street.
1941	David C. and Alice D. Gracy, owners President-manager, Gracy-Travis County Abstract Company, and Attorney at Law, Gracy Building, 205 W. 7 th Street.
1939	David C. and Alice D. Gracy, owners President-manager, Gracy-Travis County Abstract Company, and Attorney at Law, Gracy Building, 205 W. 7 th Street.
1937	David C. and Alice D. Gracy, owners Proprietor (with Oscar W. Sandstrom), Sandstrom and Gracy, attorneys, Gracy Building, 205 W. 7 th Street; and president-manager, Gracy-Travis County Abstract Company, Gracy Building, 205 W. 7 th Street.
1935	The address is not listed in the directory. NOTE: David C. and Alice D. Gracy are listed as living at 1701 Hartford Road; he was an attorney in the firm of Sandstrom and Gracy (with Oscar W. Sandstrom), and the president and manager of Gracy-Travis County Abstract Company, all in the Gracy Building, 205 W. 7 th Street.

Mrs. David Gracy 2509 Harris Blvd.
 2 and part of 1 in Blk. 19,
 158 1 in Blk. 4 - - -
 Pemberton Heights #2
 Pemberton Heights #1

Stone veneer and frame addition to res.
 for duplex.
 48287 5-15-51 \$6500.00

A. C. Bryant

1

Building permit to Alice Gracy for the construction of the duplex addition (1951)

BIOGRAPHICAL NOTES

The 1930 U.S. Census report shows David C. and Alice Gracy living at 1304 Hartford Road, a house they owned, and which was worth \$25,000. They had two daughters, Lucille, age , and Ruth, age . The family also had a live-in African-American servant, Peaks Philonease, a 46-year old widow who had been born in Louisiana. Both David and Alice, as well as their children, had all been born in Texas. David is listed as the manager of an abstract and title company.

The 1930 U.S. Census also shows Graham B. and Betty Smedley, who were living in Fort Worth where he was an attorney. Graham B. Smedley was then 50 years old and had been born in Kentucky; Betty Smedley was then 41 and had been born in Mississippi. The couple had no children living with them. Betty Smedley is listed as the owner and occupant of the house from the mid-1960s until 1985. She died in Travis County August 14, 1985.

Betty Smedley's husband, Graham Best Smedley, was an associate justice of the Texas Supreme Court from 1945 until his death in 1954. He never lived in this house – Betty was a widow at the time she purchased the house.

Austin.
 Gracy, David C., Austin; Lawyer and Abstractor; Vice-
 Pres. and Sec-Treas. Gracy Abstract Co., 103 East 9th
 St.; phone 515. Home address, 1810 Congress Ave.;
 phone 655. Born in Texas, Nov. 13, 1893. Educated
 at University of the South (Sewanee) and University
 of Texas; degree, LL. B. Mason and Shriner. Member
 of Delta Tau Delta Fraternity. Favorite recreation, mo-
 toring. Church aff., Episcopal. War Work: Red Cross.

From The Blue Book of Texas (1920)

129278

The applicant and each copy of an application for a passport must be attached to it a copy of the applicant's photograph. A true signed photograph of the applicant must accompany the application. The photograph must be on this page, should have a light background, and be not over three inches in size.

NOTE: This form is to be completed by the applicant or by a person acting for him. It should be filled out in ink, and the applicant should sign it. A woman's application must state whether she is married or not, and whether she is a widow or not. The form should be filled out by the applicant or by a person acting for him. It should be filled out in ink, and the applicant should sign it. The form should be filled out by the applicant or by a person acting for him. It should be filled out in ink, and the applicant should sign it.

(FORM OF 1911)
(FORN FOR NATIVE CITIZEN.)

UNITED STATES OF AMERICA.

State of Texas
County of Texas
I, David Caldwell Gracy, a NATIVE AND LOYAL CITIZEN OF THE UNITED STATES, hereby apply to the Department of State, at Washington, for a passport.

I solemnly swear that I was born at Austin, Travis County, in the State of Texas, on or about the 18 day of November, 1873, that my father David B. Gracy was born in Jamaica, New York, and is now residing at Austin, Texas, 1910 Angela Ave. (that he emigrated to the United States from the port of on or about 1; that he resided in the United States from 1 to 1 of 18; that he was naturalized as a citizen of the United States before the 1 Court of 1, as shown by the accompanying Certificate of Naturalization; that I have resided outside the United States at the following places for the following periods: Austin, Texas from 1 to 1 and that I am domiciled in the United States, my permanent residence being at Austin in the State of Texas where I follow the occupation of Abstractor & Lawyer. My last passport was obtained from 1 and was 1. I am about to go abroad temporarily; and I intend to return to the United States within 6 months with the purpose of resuming and performing the duties of citizenship therein; and I desire a passport for use in visiting the countries hereinafter named for the following purpose: Cuba, Mexico, Central America, Caribbean Islands, Florida. I intend to leave the United States from the port of Key West, Florida sailing on board the 1 on the 1 day of 1, 1921.

OATH OF ALLEGIANCE.

Further, I do solemnly swear that I will support and defend the Constitution of the United States against all enemies, foreign and domestic; that I will bear true faith and allegiance to the same; and that I take this obligation freely, without any mental reservation or purpose of evasion: So help me God.

Subscribed and sworn to this 18th day of January, 1921, at Austin, Texas.
Signature of applicant David C. Gracy
Signature of official 1
Notary Public for Texas
4004

David Gracy's application for a passport (1921)

David³ Bergen Gracy, Junior, was the second child of David⁴ Bergen and Emma Lee (Caldwell) Gracy. Obviously, he was named for his father, however, later David³ took his Mother's maiden name and was thenceforth legally David³ Caldwell Gracy.

After graduating from Austin High School, David³ went to the University of the South at Sewanee, Tennessee, for two years, then on to the University of Texas in his home town. He was a member of the Delta Tau Delta Fraternity. He received his LL.B. degree from the University of Texas in 1916.

Like John², David³ joined the family Abstract Company. While they were both associated in the Gracy Title Guaranty Company, it joined with the Enfield Realty Company, represented by Murray Graham, to build the Enfield-Gracy Building at 205-207 West Seventh Street. A. W. Harris was the Architect. They used from the James H. Raymond house four columns. "They were in the Greek Ionic style, they were of cedar, their bases were of stone.... The columns of the porch were cut off to lessen the height and were appliqued to the face of a real estate office about a mile away," as described by Samuel E. Gideon in his *Historic and Picturesque Austin* (1936). It was a very distinctive

building, which passed from the scene in the 1970's when the University of Texas chose to use that block for its headquarters building.

As noted in D. B. Gracy's Diary, David Caldwell Gracy married on 12 February 1924. He married Miss Alice Tillar Duggan, the daughter of Arthur Pope and Sarah Elizabeth (Harral) Duggan of Littlefield, Texas. They were married at eleven o'clock in the morning in St. David's Episcopal Church by the Reverend Joshua Whaling. It was a small affair; Jane Gracy age five plus preceded the bride and Miss Ruth Key was Maid-of-Honor, with John Knox Donnan, who had introduced the couple, acting as best man.

When John A. Gracy left to go into the banking business, David C. Gracy became the President of the Gracy Title Guaranty Company, which underwent a name change in 1930 to the Gracy-Travis County Abstract Company. David C. Gracy remained president of the business until failing health forced him to sell the Company in 1946. Simultaneously, he and William G. Niece announced the opening of their Law Office to "practice Land Title and Probate Law."

David C. Gracy, as he signed his name, was one of the organizers of the Fidelity State Bank, which became the City National and now (1983) the First City National Bank. When D. B. Gracy died, David was invited to take his father's place on the Board of Directors of the Mutual Savings Institution, now (1983) the First Texas Savings Association. He was a member of the State Bar of Texas and the Travis County Bar Association. He was a Shriner. He was a former Treasurer of the Texas Fine Arts Association, and a long-time member of St. David's Episcopal Church, where he served on the Vestry from time to time, beginning in 1930.

David Caldwell Gracy, 52, died suddenly at his home, 2509 Harris Boulevard, Wednesday night.

Surviving are his wife, Mrs. Alice Duggan Gracy, two daughters, Ruth and Lucile Gracy; one son, David Bergen Gracy; two brothers, Richard S. and John A. Gracy, all of Austin and one sister, Mrs. Maurice Cheek of Fort Worth.

Last rites for David Caldwell Gracy, 52, prominent Austin businessman, were held Friday morning at St. David's Episcopal Church, with the Rev. Charles A. Sumners officiating. Burial was in Oakwood Cemetery. The Travis County Clerk's office closed for the services out of respect to Gracy, who for many years headed the Gracy-Travis County Abstract Company, one of the city's oldest business institutions. Pallbearers were Harris Brush, Ben Thrasher, Boyd Wells, Arthur Watson, C. L. Dowell, Alfred Ellison, Tom Duggan, Jr. of Lubbock and Ed Hart of Anton.

—*Austin American*—Thursday, June 27, 1946.

—Saturday, June 29, 1946.

From Alice Duggan Gracy, The Gracy Family of New York and Texas, Austin, Texas: privately published, 1986.

David C. Gracy Succumbs at 53

David Caldwell Gracy, 53, for many years owner of an abstract company here, died suddenly at his home, 2509 Harris Boulevard, Wednesday night.

Surviving are his wife, Mrs Alice Duggan Gracy; three daughters, Alice, Ruth and Lucille Gracy; one son, David Bergen Gracy; two brothers, Richard S. and John A. Gracy, all of Austin, and one sister, Mrs. Maurice Cheek of Fort Worth.

He was a member of St. David's Church, where he for many years was a member of the vestry. He served with the Red Cross in World War I. He was a member of Austin Lodge No. 12, AF&AM, Scottish Rite bodies and the Shrine. He was a director in two financial institutions here, the Fidelity State Bank and the Mutual Savings Institution. He formerly was owner of the Gracy Abstract Company, which was sold only recently.

Death notice of David C. Gracy
Austin American, June 27, 1946

— Friday, June 28, 1946

Last Rites For David C. Gracy Set For Friday

Recent Head Of
Abstract Firm
Claimed by Death

Last rites of the Episcopal Church will be held for David Caldwell Gracy, 53-year-old Austin business man, Friday at 10 a. m. at St. David's Episcopal Church with the rector, the Rev. Charles A. Sumner, officiating. Burial will be in Oakwood Cemetery.

Gracy died suddenly Wednesday night at his home, 2509 Harris Boulevard. An illness earlier in the year had kept him away from his desk for several months. Until the firm was sold recently Gracy for many years served as head of the Gracy-Travis County Abstract Company, one of the oldest business institutions in Austin.

Service At Church

The body will be at the Weed-Correy Funeral Home until 9:45 a. m. Friday when it will be removed to the church for the funeral service.

Surviving are his widow, Mrs. Alice Duggan Gracy; two daughters, Rita and Lucille Gracy; one son, David Berger Gracy; two brothers, Richard Gracy and John A. Gracy, vice president of the Capitol National Bank; and one sister, Mrs. Maurice Cheek of Fort Worth. St. David's Vestryman.

Gracy was a member of St. David's Church in which he was an active lay worker and a member of the vestry. During World War I he served with the American Red Cross. He was a member of Austin Lodge No. 12, A.F. & A.M., Scottish Rite Bodies of Austin and of Ben Hur Shrine. He also was a director of Fidelity State Bank and of the Mutual Savings Institution.

Funeral notice for David C. Gracy
Austin American
June 28, 1946

David Gracy's Funeral Set

Funeral services for David Caldwell Gracy, 63, for many years head of the Gracy-Travis County Abstract Company, will be held Friday at 10 a. m. at St. David's Episcopal Church with the Rev. Charles A. Sumners, rector, officiating. Burial will be in Oakwood Cemetery.

The body will be at the Weed-Corley Funeral Home until 9:45 a. m. Friday when it will be removed to the church for the funeral rites.

Gracy died suddenly at his home, 2509 Harris Boulevard, Wednesday night. Earlier in the year an illness kept him away from his desk for several months. He sold his interest in the Gracy-Travis County Abstract Company only recently.

Surviving are his widow, Mrs. Alice Duggan Gracy; two daughters, Ruth and Lucille Gracy; one son, David Bergen Gracy; two brothers, Richard S. Gracy and John A. Gracy, vice president of the Capital National Bank of Austin; and one sister, Mrs. Maurice Check of Fort Worth.

Gracy was a member of St. David's Episcopal Church in which he was an active lay worker and a member of the vestry. He served with the American Red Cross during World War I. He held membership in Austin Lodge No. 12, AF&AM, Scottish Rite Bodies of Austin, and Ben Hur Shrine. He was a director of the Fidelity State Bank and of the Mutual Savings Institution.

Funeral notice for David C. Gracy
Austin Statesman, June 27, 1946

Alice Tillar Duggan Gracy

Alice Tillar Duggan Gracy-mother, genealogist, historian died Saturday, April 8, 1995, in Austin.

She was born on November 18, 1903, in Stamford, Texas, the daughter of State Senator Arthur Pope Duggan and Sarah Elisabeth Harral, and the great-niece of Major George Washington Littlefield. On February 24, 1921, while attending the University of Texas, she married David Caldwell Gracy of Austin, owner of the Gracy-Travis County Abstract Company, who preceded her in death in 1946.

Over the years she was active in various civic, genealogical, historical, service, and religious organizations, including the Austin Woman's Club, the Austin Junior Helping Hand, and the National Hospital for Speech Disorders in New York City.

She was a founder of both the Texas State Genealogical Society and the Austin Genealogical Society, and wrote or assisted in compiling 5 volumes of genealogy on her Gracy and Duggan families, and on census and birth records of Texas. As a member of the National Society of the Colonial Dames of America in Texas, she served the Austin group for several years as its genealogical consultant.

Interested in history, she was a life member of the Texas State Historical Association and the Panhandle-Plains Historical Society, and contributed to publications of each, including *The Handbook of Texas*.

A member of the St. David's Episcopal Church for 74 years, she was a founder of the St. David's Bookshop and Library in 1953. For the Episcopal Book Club, she produced a directory of Episcopal Churches in the United States and assisted in publishing the Club quarterly *TAD*.

She is survived by her daughters, Ruth Gracy Wise and Lucile Gracy Harmon; and her son and daughter-in-law, David B. Gracy II and Laura, all of Austin; eight grandchildren, Sally Harral Wise, Lucinda Wise, John Caldwell Harmon, David Lee Harmon, Christopher LaFayette Harmon, Laura Annette Gracy Juba, Mary Beth Gracy, and Benjamin Baade Grady; seven great-grandchildren, Kyle Caldwell Harmon, Lucy Austin Harmon, Bram Lee Harmon, Jonathan Michael Harmon, Gracy Elisabeth Harmon, Jacob Paul Juba, and Gracy Elisabeth Juba; two sisters-in-law, Josephine Turner Duggan and Helen Wiginton Gracy; seven nieces and nephews; Helen Mary Gracy Smith, Elizabeth Cheek Hudson, Sallie Josephine Duggan Strickland, Richard Swearingen Gracy, Jr., Robert Caldwell Cheek, Arthur Alexander Duggan and George Arthur Duggan.

The family will receive friends from 5:00 PM to 7:00 PM, Monday in the Weed-Corley-Fish Funeral Home.

Graveside services will be 11:00 AM, Tuesday in the Oakwood Cemetery.

In lieu of flowers, the family requests that donations be made to the Gray

Golden Genealogy Book Fund at the Texas State Library or to a charity of choice.

Arrangements by Weed-Corley-Fish Funeral Home, 3125 N. Lamar, 452-8811.

Obituary of Alice Gracy
Austin American-Statesman
April 10, 1995

Graham Best Smedley (1879-1954)

Graham Best Smedley

Associate Justice, Texas Supreme Court, 1945-1954

Graham Best Smedley was born November 10, 1879, in Millersburg, Bourbon County, Kentucky. He attended Georgetown College in Kentucky, studying the classics, and entered Harvard University to obtain an advanced degree, but returned home two weeks later. Instead he earned a law degree from the University of Virginia, graduating with highest honors. He was admitted to the Texas bar in 1905 and began practicing law in Dallas. In 1907 he was married and relocated to Midland, where he established a successful practice as an oil and gas attorney. The couple had no children.

In 1913 the thirty-three year-old Smedley was appointed assistant attorney general, in charge of the public lands division of the Texas attorney general's office. He remained in the position for six years, in charge of state litigation in the areas of school lands, oil, gas, and mineral estates, irrigation, and navigable waters. Following his service as an assistant attorney general, he practiced law for six years in Austin before moving to Wichita Falls in 1925. He joined a law firm there and then became an attorney for Continental Oil Company in Wichita Falls and Fort Worth.

In 1933 Gov. Miriam Ferguson appointed Smedley to the Supreme Court Commission of Appeals. In 1945, when a constitutional amendment increased the supreme court from three justices to nine, the commissioners became associate justices. The following November, Smedley was elected to the position and was reelected in 1952. Known for his sharp tongue and acid pen, he earned a reputation on the court as "the great dissenter." He was also known for his legal scholarship, which included writing a digest on Texas oil and gas law and serving on the editorial board of the Texas Law Review.

Smedley served on the Texas Supreme Court until his death following a brief illness, in Austin, June 16, 1954 at the age of seventy-four. He was buried in the Texas State Cemetery in Austin.

Sources

Graham B. Smedley, 17 Texas Bar Journal 685 (December 1954).

Graham Best Smedley, Texas State Cemetery (accessed October 13, 2006).
http://www.cemetery.state.tx.us/pub/user_form22.asp?step=1&pers_id=2323

Memorial to Judge Graham B. Smedley, Texas Supreme Court, November 24, 1954.
 271 S.W.2d XXIX-XLVIII (1954).

Betty Smedley

Betty Smedley, age 96, of Austin died Wednesday.

She was the widow of the late Judge Graham S. Smedley, who served as Justice of the Texas Supreme Court. Judge Smedley preceded her in death in 1954.

Mrs. Smedley was a member of the

Texas State Garden Club, Austin Lawyer's Wives Club, The State and National Historical Society, Texas Official's Ladies Club, Texas Federated Club, and P.E.O. Chapter R. She was also a member of the University Methodist Church.

Survivors include her nephews, Jack Dunn, Austin, Ted Dunn, Chattanooga, Tennessee, Bob Dunn, San Pedro, California, Raymond Shelton, Irving; neices, Mary Elizabeth Leonard, Breckenridge, Nona D. Lathem, Kaufman; cousin, Alton Dunn, Austin; and many friends.

Services 10:00 AM Saturday, Weed-Corley Funeral Home, 3125 N. Lamar, 452-8811.

Obituary of Betty Smedley
 Austin American-Statesman, August 16, 1985

MOELLER LAW OFFICES

Austin and Port Aransas, Texas

Karl H. Moeller

Attorney at Law

700 Lavaca Street, Suite 1400, Austin, Texas 78701

(512) 320-9120

Fax 320-9121

June 16, 2010

Historic Landmark Commission
City of Austin
Austin, Texas

RE: Demolition application, 2509 Harris Blvd.
NRD 2010-0055

Gentlemen;

We represent Mr. Jack Dunn, the owner of the property at 2509 Harris Blvd, Austin 78703. The property is the subject of the captioned demolition permit.

Please be advised that Mr. Jim Bennett has been designated the agent and representative of the Dunn family for purposes of this application.

Sincerely,

Karl H. Moeller

Karl H. Moeller
Attorney for Jack Henry Dunn

KHM/dl

RE: NRD-2010-0055, 2509 Harris Boulevard
DEMOLITION PERMIT- RESIDENTIAL

MY NAME IS TED DUNN. I SUBMITTED THE DEMOLITION PERMIT REQUEST ON BEHALF OF MY BROTHER JACK DUNN WHO MOVED INTO ASSISTED LIVING ON MARCH 26TH 2010. BEFORE HE MOVED JACK CONFERRED POWER OF ATTORNEY TO ME WHICH COVERS ALL OF HIS FINANCIAL DEALINGS.

IT HAS BECOME APPARENT THAT JACK 'S HOUSE MUST BE SOLD IMMEDIATELY IN ORDER TO PAY FOR HIS UPKEEP AND CARE AT THE ASSISTED LIVING FACILITY.

THE HOUSE AT 2509 HARRIS BOULEVARD HAS BEEN SADLY NEGLECTED DUE TO JACK'S DETERIORATING CONDITION. HE HAS MACULAR DEGENERATION AND CONGESTIVE HEART FAILURE. HIS PHYSICIAN IS ADAMANT THAT JACK IS NO LONGER CAPABLE OF LIVING ALONE. HE IS QUITE SETTLED INTO HIS NEW LIVING ARRANGEMENTS AND SEEMS CONTENT THERE.

THE HOUSE IS IN SUCH DISARRAY THAT THE COST OF HAVING IT CLEANED AND BROUGHT INTO READINESS FOR RESALE INCLUDING PLUMBING, ELECTRICAL, KITCHEN AND BATH UPGRADES IS PROHIBITIVE. THEREFORE THE ONLY OPTION IS TO HAVE IT DEMOLISHED AND THE PROPERTY SOLD. AS IT IS NOW, HIS EXPENSES ARE BEYOND HIS FINANCIAL RESOURCES.

FAILING TO GRANT THIS PERMIT WILL BE A DETRIMENT TO THE HEALTH AND WELL BEING OF JACK DUNN.

A handwritten signature in cursive script that reads "Ted Dunn".

TED DUNN

CGAPARTNERS
CORNERSTONE GROUP ARCHITECTS
A LIMITED LIABILITY PARTNERSHIP
ARCHITECTURE – INTERIOR ARCHITECTURE
7000 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746
(512) 329-0007 FAX (512) 329-0008

Mr. Brian Bailey
Brian A. Bailey Homes
11610 Bee Caves Road, Suite 230
Austin, Texas 78738

RE: Physical Inspection of the existing Residence at 2509 Harris Blvd.

Dear Mr. Bailey,

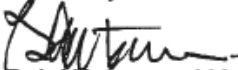
I have inspected both the exterior and interior of the residence at 2509 Harris Blvd with respect to the structural integrity and existing layout of the home. The following are my findings:

- The original residence was added on to numerous times, three additions were easily observable and possibly more based on off shoots that could have been done during or in addition to the three changes.
- Renovation to the existing design would not be possible to create a single family residence without completely changing all aspects of the plan.
- None of the additions are architecturally consistent with the original house and none are structurally stable or built with building standards consistent with long term presence.
- Observation of the structural elements in the original house show sagging and possible failure at the roof consistently throughout the structure.
- All mechanical systems are in need of complete replacement
- There are many questionable items observed in regards to the electrical systems although I do not have the expertise to comment definitively, it is my belief that if it was inspected it would have major flaws in it.
- Neither the original home and especially the additions are of no architecturally historic significance.

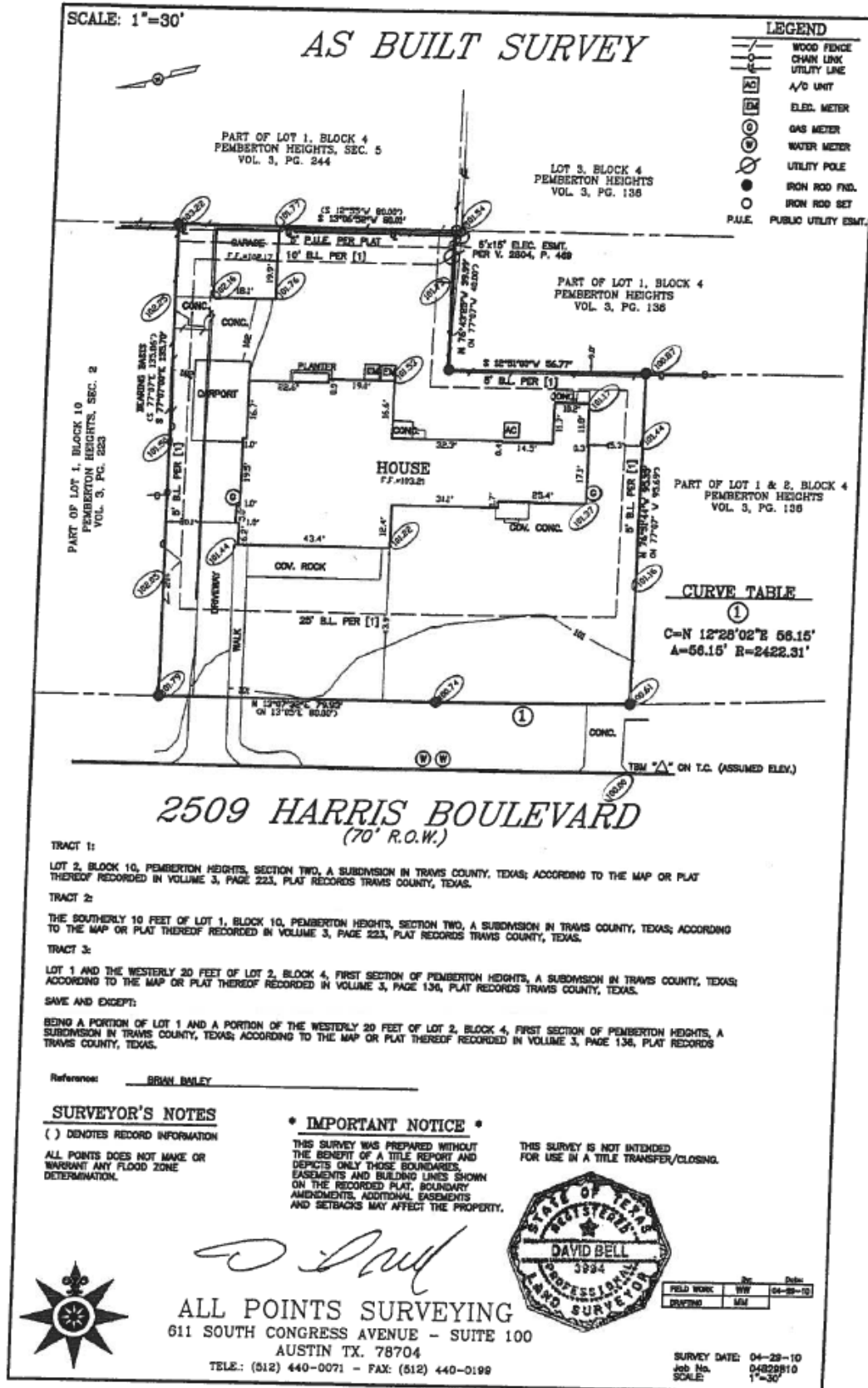
Given the above items, it is my professional opinion that renovation is neither feasible nor given the numerous additions realistic for the residence.

If you have any further questions about my inspection, please don't hesitate to call.

Sincerely



Bob Wetmore, AIA
Principal Partner
Cornerstone Group Architects





June 23, 2010

Mr. Brian A Bailey
Brian A. Bailey Homes, Inc
11610 Bee Caves Rd, #230
Austin, TX 78738

**RE: 2509 Harris Blvd.
Austin, Texas**

Job #20103307

Dear Brian:

On Tuesday, June 22, 2010, a representative of our office visited the above referenced site to observe the current structural condition of the house. The purpose of our visit was to determine if the house is structurally sound and can be renovated safely and soundly.

The house is a one story wood framed house with a pier and beam foundation below the original footprint. An addition was made later that was also a pier and beam. A third addition included a slab on grade. Each addition consisted of wood framing for the superstructure. The original house includes a stone wall that appears to be structural. A rear addition appears to have included closing in a back patio that was placed on grade very near the exterior grade elevation.

The house is constructed on Harris Blvd. in an area that is known for poor soils. The foundation that we observed included a stone masonry foundation, slab on grade and what appears to be flatwork near exterior grade level. The area in the crawl space is very narrow and for the most part is flat and has no drainage. Water pools below the pier and beam foundation and mosquitoes were present during our visit. The crawl space is very narrow and does not meet the requirement for an 18" clear space between the ground surface and the bottom of the floor framing. The floor framing also appears to be undersized for current live load requirements.

A second floor area was constructed in the attic some time ago and was constructed using the existing 2x4 or 2x6 ceiling joists for floor framing which is not adequate for the floor loads. Based on the layout of the rooms and various renovations that have occurred it is not likely that the existing foundation framing aligns with the load bearing walls above. Our observation of the exterior of the house showed that the roof has a considerable sag most likely due to undersized rafters and inadequate lower floor framing.

In our opinion, the existing structure as it sits does not meet current codes for live loads and under normal loading conditions would not provide the support needed to house a normal sized family with adequate furnishings. In addition, to renovate the existing structure and make it structurally sound as well as install the required foundation supports and revise the foundation structure would be unreasonable. The soils are most likely clay soils that move as evidenced by cracking in the front porch and a crack in the front veneer. The stone foundation below the original house is not conducive to adding piers to prevent movement because there is no

2509 Harris Blvd.
Austin, Texas

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capacity for a foundation of this type to span between piers. The current layout does not allow for adequate support for the foundation with out major repairs in the floor framing. The crawl space is neither safe nor adequate to work under to provide new structure. The crawl space would need to be excavated to provide clearance and provide drainage. With the exterior grade being higher than the area outside of the foundation it is not feasible to drain the crawl space. The existing structure would not support added mechanical equipment required to heat and cool the house. The exterior envelope would need to be reconstructed to allow for ducts, plumbing, wiring and insulation. To provide the necessary repairs to the structure and provide the necessary mechanical systems the entire structure would need to be dismantled and a new structure would need to be installed. In our opinion this sort of reconstruction is not feasible and could still lead to an unsafe and unsound structure. Therefore, in our opinion the safe and economical solution would be to remove the structure and construct a new structure in its place.

Should any questions arise concerning this matter please call this office.

Sincerely,



Richard Luevano, Jr., P.E.
Partner
Steinman Luevano Structures, LLP
TBPE Registration No. 1624



6-24-10

From: Ken McWilliams [mailto:ken@abcbblind.com]
Sent: Tuesday, June 22, 2010 11:49 AM
To: Brian Bailey
Subject: 2509 Harris Blvd.

Brian, I own and have lived at 2514 Harris Blvd. since 1973, immediately across the street from 2509. I also own the property at 2512 Harris which I lease out. Mary Beth and I are in favor of the granting of a demolition permit. If I can be of further help in the process please let me know.

Ken McWilliams

From: Bill Fowler [mailto:bfowler@caddominerals.com]
Sent: Tuesday, June 22, 2010 2:00 PM
To: Brian Bailey
Subject: RE: 2509 Harris

Brian

Lynn and I live around the corner at 1410 Wathen, about 5 houses from 2509 Harris. We are in full support of the granting of a demolition permit for 2509 Harris. Good luck.

Best Regards,

*Bill Fowler
Caddo Minerals Inc.
2905 San Gabriel, Suite 209
Austin, TX 78705
Tel: 512.243.5507; Cell: 512-659-2441
www.caddominerals.com*

From: Neal Meinzer [mailto:NealM@hts-law.com]
Sent: Tuesday, June 22, 2010 8:10 PM
To: Brian Bailey
Cc: Neal Meinzer
Subject: RE: 2509 Harris

Dear Brian:

I own the house immediately to the north and next door to 2509 Harris Blvd. My address is 2511 Harris Blvd.

I have received and reviewed the COA's notice regarding the demolition permit that has been filed concerning 2509 Harris Blvd.

I am in full support of the demolition permit being granted.

Please let me know if I can be of further assistance.

Thank you.

Neal Meinzer
2511 Harris Blvd.
Austin, Tx 78703